

Bagdad Architectural Advisory Committee
Minutes of the April 16, 2004 Meeting

The meeting was called to order at 8:33 a.m. with the following members and staff present: Mr. Charles Cook, Committee Chairman, Mrs. Jan Davis, Committee Member; Dr. Charles D'Asaro, Committee Member, Beckie Faulkenberry, Planning Director and Kacey Wagg, Transportation Planner and staff to the Committee. Mr. Wayne and Mrs. Ruth Campbell, applicants and Ms. Debbie Nickles and Mr. Frank Hatcher, applicant's representatives were also in attendance. Mr. Mike Johnson and Mrs. Pat D'Asaro also attended as visitors.

The Committee reviewed and approved the minutes of the March 2, 2004 meeting without objection.

The Committee took up case number 2004-BHAAB-002, a request for demolition and approval of architectural plans for a replacement structure. Ms. Nickles and Mr. Hatcher represented the applicant under the County's housing program. The committee agreed that the current structure was dilapidated and not contributing to the district. Ms. Davis moved to approve demolition and Dr. D'Asaro seconded. The motion passed unanimously. The Committee was concerned about the low pitch of the roof (designed at 5 on 12) and about the lack of a front porch. There was much discussion about the lack of financial means of the applicant and limited Housing and Urban Development (HUD) funds to complete these types of projects. Dr. D'Asaro moved to request the applicant's representatives to bring back the plans with a six foot deep porch, a change in the roof slope to 7 on 12 and a change to hardiplank on the entire house if feasible or, if not, on the sides visible from the Right-of-Way. Ms. Davis seconded the motion and it passed unanimously. The Committee also agreed to hold a special meeting if necessary to review these changes.

The Committee then took up case number 2004-BHAAB-003, a request for approval of architectural plans for four duplexes. Mrs. Campbell presented the proposal and described her vision for the development. They intend to refer to the development as "Bagdad Square." The duplexes will be two bedroom, two bath, constructed with hardiplank and the Campbell's will connect to sewer. The Committee and visitors offered numerous suggestions regarding the design and finishing architectural elements. Of particular concern was the roof pitch, a Hip Roof on the garage and the recessed front door. There was significant discussion on these items. The applicants agreed to put a Hip Roof on the garage. Dr. Asaro moved to require a change to the architectural plans to create a hip roof on the garage. Ms. Davis seconded the motion and it passed 2-0, with Mr. Cook abstaining due to the fact that he had sold the property to the Campbells. After further discussion regarding the recessed front door and lack of a traditional porch, the Committee and the applicants reached an agreement. Dr. D'Asaro moved to have the applicants move the front door to be flush with the front of the house and increase the size of the roof over the garage to extend it over the sidewalk to the front of the house. Ms. Davis seconded the motion and it passed 2-0 with Mr. Cook abstaining. Staff was asked to review and approve the plans without holding a meeting of the Board. If necessary, staff will copy the plans when they are submitted and distribute to members for review before a date certain. If there are no comments from the members, staff will approve the permit.

There was also significant discussion of run-down structures, unkempt yards and derelict vehicles in the area. The Campbell's have made Code Enforcement complaints. Staff was able to assure the Campbell's that Code Enforcement is working on those complaints and encouraged members, applicants and visitors to work with their County Commissioner on cleaning up the area.

Ms. Wagg gave a brief update on the Bagdad Mill Site, which is being turned into a park with the aid of the Department of Environmental Protection's Office of Greenways and Trails. Dr. D'Asaro noted that this item was for information only and since the property was not zoned historic, nor within the confines of the historic district, the AAB would not formally review any plans for the site.

The next regular Committee meeting was set for May 21, 2004 at 8:30 a.m.

The Committee adjourned at approximately 11:00 a.m.